

**MINUTES AND RECOMMENDATION OF
LAKEFRONT DEVELOPMENT ADVISORY COMMISSION**

ON AUGUST 30, 2011

Miller Room O'Donnell Park 5:30 p.m.

Persons Present: William Lynch, Chairperson
Thomas Frenn, Vice-Chairperson-Acting Secretary

Commissioners Also Present: Sue Black, Director, Milwaukee Co. Parks;
Robert Spindell; Kathleen Pritchard; Supervisor J. Broderick; Eric Reinelt, Harbor Commission Representative; Henry Hamilton III

Also Present: Representatives of AT&T including Mark Cullens, and David Burch, Chief of Planning & Development for Milw. Co. Parks

The meeting was called to order and a summary of the request of the Milwaukee County Board of Supervisors, Parks Committee was presented. The County Parks, Energy & Environmental Committee has referred this project to LDAC.

1. Veterans Park shelter/restroom, communications facility. Public hearing and action on recommendation: No one other than the proponents of the project attended the hearing. No written communications respecting the project were received by the commission prior to the hearing.

The project would replace an existing 2000 sq. ft. building that is obsolete and in poor condition. The proposed building would be approximately 4000 sq. ft. inside and would be designed to include men's and women's restrooms, storage, small serving area for special events, double wing shelter to accommodate one or two groups and a mechanical room. The proposed building would also be designed to hold equipment for at least two cell tower antenna systems. A nautical style self-communications tower of approx. 60 feet in height would also be built. The tower itself would be built and owned by AT&T and would be shielded by fiberglass and up to 4 antennas can be included within the tower. Various flags would be used in decorating the tower. No dishes or other devices are to be installed on the tower. The tower will be freestanding. AT&T will make a substantial contribution to the cost of construction of the building and pay for the construction of the tower as well as paying rent per month to the Milwaukee County Parks Department. It would be hoped that a second cell phone provider would also desire to use the tower and pay additional rent to Milwaukee County.

The storage area for cell phone equipment would be approx. 300 sq. feet with design criteria to add additional space for another provider.

There would be a multi-year lease with AT&T. Milwaukee County has allocated some capital funds for the project (\$100,000+) and project partners, specifically AT&T and any other cell phone provider, are to contribute additional funds for the building. AT&T's contribution to the cost of the project will exceed \$300,000.

The building would be compatible with the existing neighborhood, and parking would be provided by the existing 112 spaces.

To provide adequate coverage for the Lakefront area the tower must be a significant distance from the bluff. Towers on the bluff do not reach the area at the base of the bluff.

Park employees and members of the public do not now have reliable cell phone coverage. Cell phones are a convenience for park users and can be one means of alerting authorities in emergency circumstances.

Additional discussions and questions were also asked and answered relating to the project. No one spoke in opposition to the project.

Thomas L. Frenn moved to suspend the rules and take an immediate vote on the project as stated in the public notice. Robert Spindell seconded the motion and it was unanimously passed.

Thomas L. Frenn then moved to recommend approval of the project to the County Board and its committee that the project meets the criteria set forth by the city and county of Milwaukee and the Lakefront Development Commission.

- ✓ The project conforms with current laws and regulations for the adopted plans for the lakefront.
- ✓ It would encourage active and passive recreation consistent with and not limited to existing uses by providing additional facilities which would encourage the public to use the Veteran's Park.
- ✓ Preserve and protect the scenic and natural beauty of the lakefront.
- ✓ The design of the building would complement the current neighborhood and park and be green and friendly.
- ✓ Provide access to the lakefront and especially the water's edge to all Milwaukee County residents and visitors by providing improved picnic facilities and improved restrooms for more enjoyable use.
- ✓ Recognize the unique opportunities of different areas of the lakefront.
- ✓ The cellular tower will aid in financing the building and other activities on the lakefront provided by the Milwaukee County Parks Department.
- ✓ Improved accessibility to allow handicapped or disabled persons to partake in usage of the lakefront and a greater accessibility for the handicapped and disabled to use the restrooms.
- ✓ The facility and cell antenna must be at the lakefront. To provide reliable cell coverage to the lakefront area current technology requires a cell antenna below and away from the bluff.

The Lakefront Development Advisory Commission requests the Milwaukee County Board to specifically allocate the rent received from this project to the Milwaukee County Parks Department. Any additions or revisions to the project should be submitted to the County Board for approval and, if appropriate, to the Lakefront Development Advisory Commission for its opinion. The building should be designed to allow for accommodating additional cellular providers without adding to the proposed tower which would increase funds for the Milwaukee County Parks Department. This motion was made by Thomas Frenn, seconded by Robert Spindell and unanimously passed by LDAC.

2. Long-Range lakefront Planning Committee update. Sue Black presented a briefing on the current status of the Long-Range Lakefront Planning Committee (LLPC). LLPC had participation of all levels of government in the Milwaukee area including private groups within the city and county. LDAC thanked Sue Black for a “job well done in shepherding LLPC.”

Respectfully submitted,

Lakefront Development Advisory Commission

Thomas L. Frenn, *Acting Secretary*